

# What You Need To Know About **Mold!**

# Overview

- What is mold?
- What are conditions for mold growth?
- Why is mold a concern?
- Moisture problems in a home
- Mold inspections and Clean Up

# What is Mold?

- It's alive!!!
- It's everywhere!
- Mold belongs to the Kingdom Fungi
- Interchangeable term mold/fungus
- Grows in colonies
- Reproduces by means of spores

# Conditions for Growth

- Food source \* (anything organic and dust/dirt on inorganic surfaces)
- Moisture \* (in wood  $\geq 19\%$  will support wood rot)
- Temperature (< 32 - >100 degrees F)
- Lack of Active Ventilation Encourages Growth
- Dormant or “dead” mold growth still has many spores

\* Essential for growth..



# Why is Fungus a Concern?

- Increased public awareness (Media/Litigation)
- Link to health problems
  - Allergies (respiratory hypersensitivity)
  - Mycotoxins (toxicity, carcinogenicity)
  - VOCs (bad odors, irritation of eyes, nose)
  - Infections (skin, lung, ear)

# Potential Health Effects

- Everyone is exposed to fungi BUT
  - People with breathing difficulties, with
  - Immune system problems, or
  - Allergies--are more sensitive to the effects of mold.
- Health effects are related to two components
  - Mold Spores
  - Mold Toxins
  - Exposure by: Inhalation, skin and ingestion
  - Most common reactions are flu-like symptoms and asthma.

# Immuno-compromised individuals

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- HIV
- Hospital infections
- Organ transplant recipients
- Chemotherapy patients
- Burn patients
- Elderly/Young

# Where Are The Most Common Moisture Problems Found In A Home?

- Roofs
- Plumbing
- Condensation and Humidity
- Crawl Spaces and Basements



# Roofs

- Shingles
- Chimneys
- Roof Vents
- Attics
- Gutters















# Plumbing

- Kitchens
- Ice Makers
- Bathrooms
- Sewer Lines
- Condensation lines from AC units
- Laundry Rooms
- Hot Water Heaters













# Condensation & Humidity

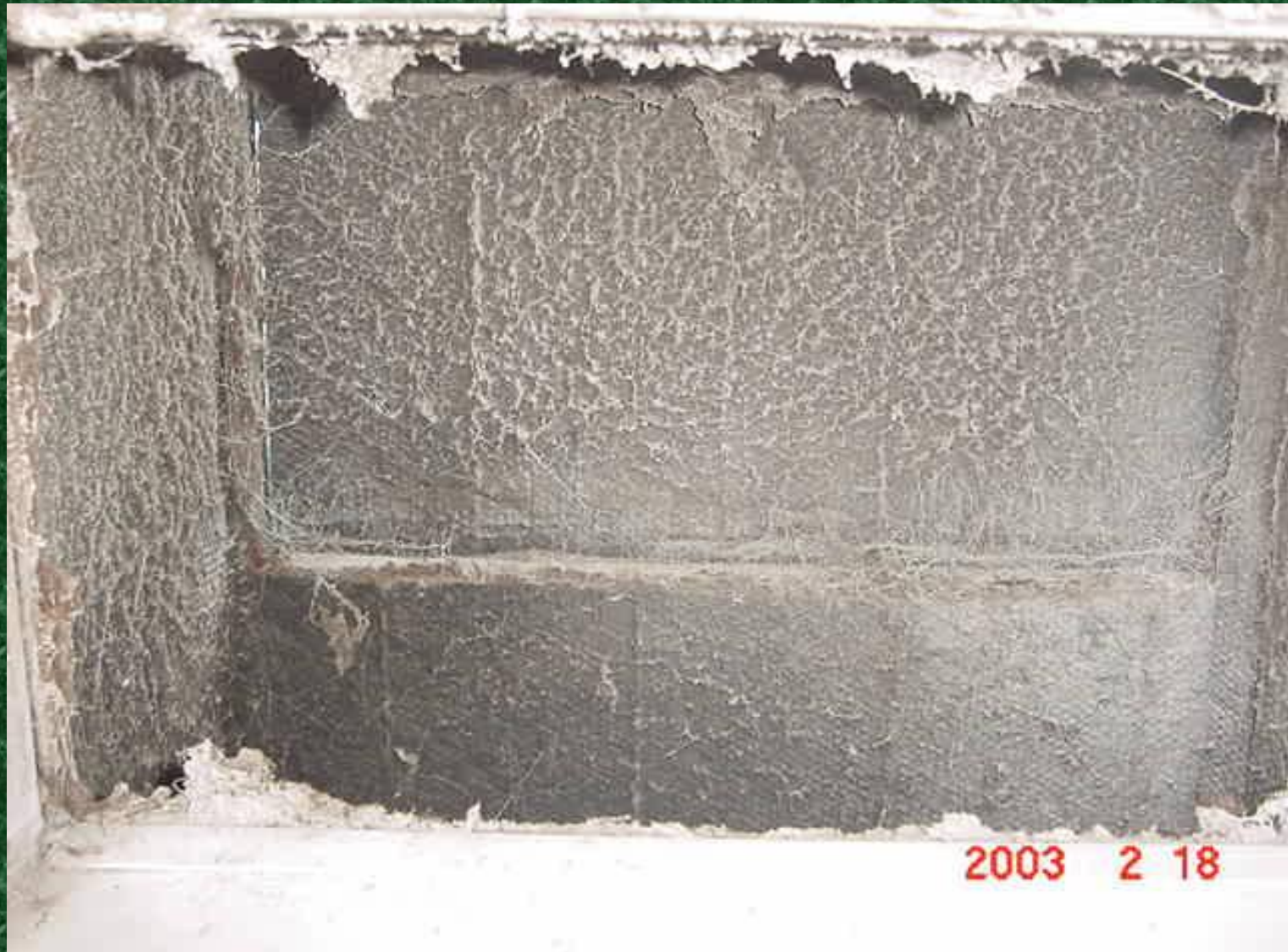
- Windows
- Bathrooms
- Light and Electrical Fixtures
- Ventilation Duct Work















# Non-Conditioned Crawl Spaces and Basements

- Ground Surface
- Piping/Wiring
- Sumps and Drains
- Walls/Foundations
- HVAC Systems

























# Mold Inspections

- Should be conducted if you suspect a significant water release that has gone without treatment for more than 48 hours.
- Buying a home that has been identified with previous water damaged release.
- Your doctor suspects possible allergic reactions for unexplained respiratory infections or health effects.

# Mold Cleanup

- Cleanup depends on a number of factors
  - Amount of mold is probably the most important and what caused the mold to form (actual water intrusion or just humidity)
  - Location of the mold growth
    - HVAC system
    - Sewage problem
    - Attic/Roof area



# What have we learned?

- If you have a moisture problem – most likely you have a mold problem
- Find/Fix the problem causing the water intrusion
- Mold is a health concern and should not be left untreated

THANK YOU